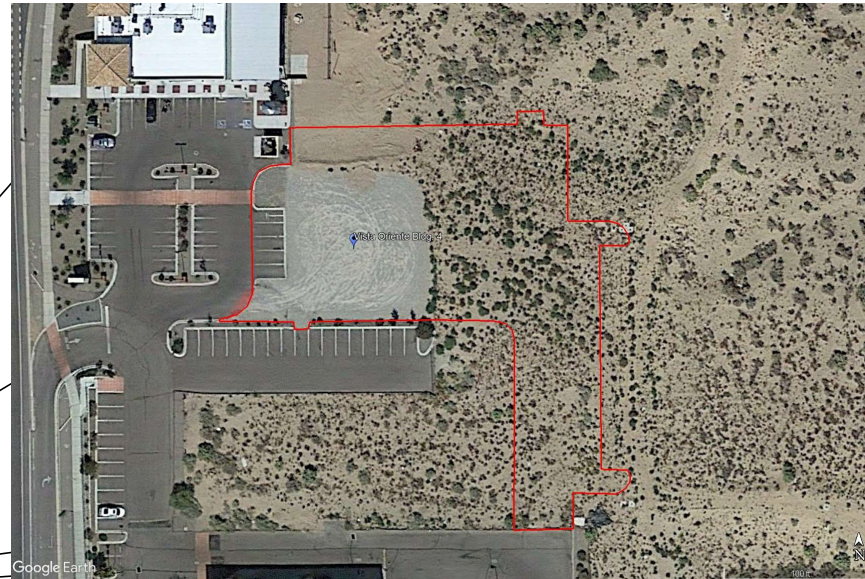


Vista Oriente Bldg. 4 4700 2220

Unser Boulevard NW

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN


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1	TITLE PAGE
2	SWPPP INFO & NOTES
3	DETAILS
4&5	TEMPORARY EROSION CONTROL PLAN
6	SCHEDULE & SWPPP TEAM



GPS COORDINATES:

Latitude: 35.111440

Longitude: -106.730284

 02/06/2023 CPESC Stamp	Vista Oriente Bldg. 4	
	PROJECT TITLE	
	ALBUQUERQUE, NM, BERNALILLO COUNTY CITY, COUNTY, STATE	
	03/21/2023 DATE B. Henriksen / J. Tolman DRAWN BY	INSPECTIONS PLUS

STORMWATER POLLUTION PREVENTION PLAN INFORMATION

PERMIT NUMBER: NMR 1005EM NMR1005EL

NMR100000 STATE OF NEW MEXICO, EXCEPT INDIAN COUNTRY
NMR101000 INDIAN COUNTRY WITHIN THE STATE OF NEW MEXICO, EXCEPT
 NAVAJO RESERVATION LANDS THAT ARE COVERED UNDER ARIZONA
 PERMIT AZR101000 AND UTE MOUNTAIN RESERVATION LANDS THAT ARE
 COVERED UNDER COLORADO PERMIT COR101000.

OPERATOR NAME: Peterson INV-98th / Unser, LLC

OPERATOR POINT OF CONTACT: Doug Peterson

NOI PREPARED BY: Inspections Plus

PROJECT/SITE NAME: Vista Oriente Bldg. 4

PROJECT/SITE ADDRESS: 2220 Unser Boulevard NW, Albuquerque, NM 87120

LATITUDE	35.111440
LONGITUDE	-106.730284
ESTIMATED PROJECT START DATE	02/06/2023
ESTIMATED PROJECT COMPLETION DATE	12/28/2024
ESTIMATED AREA TO BE DISTURBED	0.81 acres
TYPE OF CONSTRUCTION	Commercial
DEMOLITION OF ANY STRUCTURES, 10,000 SQ FT OF GREATER BUILT OR RENOVATED BEFORE JANUARY 1, 1980?	Yes. Parking lot asphalt
WAS THE PREDEVELOPMENT LAND USED FOR AGRICULTURE?	NO
COMMENCED EARTH DISTURBING ACTIVITIES?	NO
DISCHARGE TO MS4? MS4 NAME?	NO
SURFACE WATERS WITHIN 50FT?	NO
RECEIVING WATER?	Rio Grande River
IS RECEIVING WATER IMPAIRED? TIER DESIGNATION	No
WHAT ARE THE IMPAIRMENTS, IF ANY?	N/A

SWPPP CONTACT INFORMATION: John Wilger - 505-345-2854

ENDANGERED SPECIES CRITERIA: CRITERION "A"; NO CRITICAL HABITATS

HISTORIC PRESERVATION CRITERIA: CRITERION "A" PREEXISTING DEVELOPMENT

EROSION CONTROL NOTES ESC Plan Standard Notes (2022-08-23)

1.All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:

- a.The City Ordinance § 14-5-2-11, the ESC Ordinance,
- b.The EPA's 2017 Construction General Permit (CGP), and
- c.The City Of Albuquerque Construction BMP Manual.



2.All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection is required after installation of the BMPs and prior to beginning construction.

3.Self-inspections - At a minimum a routine compliance self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation event of 1/4 inch or greater until the site construction has been completed and the site determined as stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.

4.Corrective action reports must be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.

5.Stabilization reports must be kept by the person or entity authorized to direct the construction activities on the site and made available upon request. Reports should include records of weed removal per City Ordinance (§ 9-8-1), sterilization, soil test results and recommendation, materials and manufacturer's specifications for application rates, estimated functional longevity, methods of application, inspection and maintenance. The reduced self-inspection schedule in CGP 4.4.1 applies to stabilized area and any damaged or worn stabilization must be identified in the reports along with weed problems. Corrective actions for stabilization shall be documented in a stabilization report including actual rates and dates of stabilization, and the materials and manufacturer's specifications used.

6.BMPs shall be inspected and maintained until all disturbed areas are stabilized in accordance with the Final Stabilization Criteria (CGP 2.2.14.b). Generally, all disturbed areas, other than structures and impervious surfaces, must have uniform perennial vegetation that provides 70 percent or more of the cover provided by native vegetation or seed the disturbed area and provide non-vegetative mulch that provides cover for at least three years without active maintenance. Final stabilization must be approved by the City of Albuquerque prior to removal of BMPs and discontinuation of inspections.

 02/06/2023 CFESC Stamp	Vista Oriente Bldg. 4	
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	CITY, COUNTY, STATE	
	03/21/2023	DATE
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SEDIMENT TRACK OUT CONTROL



BMP Objectives

- Sediment Control

BERMS AND SWALES



BMP Objectives

- Runoff Control
- Run-on Diversion

SILT FENCE



BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

MULCH SOCK/STRAW WATTLE



BMP Objectives


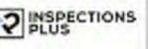
- Sediment Control
- Reduce Runoff Velocity
- Inlet Protection

INLET PROTECTION



BMP Objectives




















- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

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LEGEND



Latitude: 35.111440
 Longitude: -106.730284

-  Retention Basin (2)
-  Pre/Post-Construction Water Flow/Slope (3)
-  Staked Fiber Rolls (Straw Wattle) (7)
-  Limit of Disturbance
-  Cut-back Curb (5)
-  Weighted or Staked Fiber Rolls (1)
-  NOI/Site Notice Posting (1)
-  Street Sweeping (1)
-  Stockpiles (1)
-  Portable Concrete Washout Bin w/ Sign (1)
-  Temporary Barricade (2)
-  Water Truck (1)
-  Portable Toilet - within secondary containment system if on impervious surfaces (1)
-  Spill Kit - near Material Storage (1)
-  Dumpster (1)
-  Stabilized Construction Entrance/Exit (1)
-  Material Storage (1)
-  Silt Fence
-  Limit of Disturbance

		Vista Oriente Bldg. 4 PROJECT TITLE	
02/06/2023 DATE		03/21/2023 DATE	
B. Heinrich / J. Tolman DRAWN BY		INSPECTIONS PLUS	

SCHEDULE/SEQUENCING OF CONSTRUCTION

1. POST PERMITS
2. INSTALL REQUIRED BMPs
- 2.a. PERIMETER CONTROLS (SILT FENCE)
- 2.b. STABILIZED CONSTRUCTION ENTRANCE
- 2.c. CONCRETE WASHOUT AREA
3. EARTHWORK AND GRADING
4. UTILITY INSTALLATION
5. PAVEMENT STRUCTURES
6. PAD STRUCTURES
7. LANDSCAPING/ STABILIZATION
8. PUNCHLIST


OPERATOR:

Wilger Enterprises
425 Edmon NE
Albuquerque, NM 87107
505-345-2854

John Wilger
Project Manager
505-345-2854
jwilger@wilger.com

OWNER:

Peterson INV- 98th/ Unser, LLC
2325 San Pedro NE, Suite 2A
Albuquerque, NM 87110
505-884-3578
doug@petersonproperties.net

	
Vista Oriente Bldg. 4	
PROJECT FILE	
ALBUQUERQUE, NM, BERNALILLO COUNTY	
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CITY, COUNTY, STATE	
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02/06/2023	
CITYCLIP	